

Project Narrative

The Hacienda

Desert Mountain, Parcel 16

Development Review Board Application

Preliminary Plat Application

January 26, 2005

An important element in the creation of Desert Mountain's Master Plan was the goal to create several small-scale residential villages within the overall project. With this application, Desert Mountain Properties is requesting Scottsdale's Development Review Board approval and Preliminary Plat approval of one of our newest projects, The Hacienda. This application requests approval of the site plan, cut & fill conditions, architectural design, landscape design, entry feature design and common amenity design for this unique project.

The 14.92 acre site within Desert Mountain is zoned R-4R with the amended development standards approved zoning case #31-ZN-92 for "Attached Dwelling Unit Uses" in the R-4R district shall apply to this application. The land use, density and lot sizes are consistent with the approved master plan for Desert Mountain.

Located on the southwest corner of Desert Hills Drive and Cave Creek Road, also known as Desert Mountain's "Second Entrance" or the "Construction Entrance", the site will be accessed via Desert Hills Drive. Residents and guests will pass through either the Main Entrance or the "Second Entrance" to arrive at the site.

The overall project consists of 40 cottages arranged in clusters of attached and detached units. The parcel will be developed in one phase with three proposed floor plans, labeled 1, 2 and 3 with finished floor areas of approximately 2,500 sf, 3,200 sf, and 2,900 sf respectively. Site features such as the entry feature, gates, signage, wall details, pedestrian systems, and mailbox structure have all been designed to compliment the architectural theme of the units themselves.

Taking into account the parcel size and various hardships like road proximity and lack of view, we began developing a product type. We concluded that a duplex unit of approximately 2500-3300 sq. ft. would best utilize the land form; maximize density and aid in developing the architectural character we were hoping to achieve. Having no major views, we wanted to create an architecture and community that would turn inward. Views and character would come from the relationship of unit-to-unit proximity. By

clustering units, we were able to create a series of public courtyards and promenades. Secondary exterior spaces became semi-private courts and entries. Each unit would include a series of private walled courtyards as well. Major exterior space between and around unit clusters would include paths and landscaped walkways. Occasional seating areas and site architecture would lead to a community Ramada including a small fitness room, exterior dinning space and pool/landscape feature.

Architectural character to support such a concept began to develop. The Spanish influence found in old Mexican architecture, the Hacienda, began to take shape. The architectural grammar allowed the design team to support its ideas of court yard spaces, attached by trellis and pergolas, all with an old world charm. Given the popularity of "old world" architecture, we wanted to create something that would appeal to that market without the extreme construction cost commonly associated therewith.

The entry feature, gates, mailbox, box culvert, landscape amenity and swimming pool amenity continue the design theme established by the homes. Similar to existing projects at Desert Mountain, The Apache Cottages Phases I and II and The Sonoran Ridge, the entry feature will consist of a monument sign, gates, and paving improvements. These features, while custom designed for this site, are similar to other approved entry features at Desert Mountain and the character is consistent with the Master Environmental Design Concept Plan approved by the City. The "bridge-like" design of the box culvert also carries out the design theme and will set the stage for this project as you enter. To create a central community focal point, we have created an internal landscape amenity. This landscape amenity, similar to successful projects such as The Sonoran Cottages and Desert Highlands, creates a desert garden which combines limited grass, flowering desert-type plants and native desert landscaping into a community focal point. It provides view orientation for several homes, provides a link for the pedestrian path and creates a continuity of open space between the units and the pool area. The swimming pool amenity, which also carries out the design theme, includes a large lap/play pool, spa, water feature, sundeck, shade ramadas and restrooms for use by the residents of this community. The community amenities are well screened from other areas of Desert Mountain.

The landscape palette and design for The Hacienda will be very similar to that created on several other projects at Desert Mountain. The natural desert planting will be carried up to the sitewalls of the home on the view side, while the "internal" areas of the site will be enhanced desert landscaping consisting of native plants and non-indigenous desert-type accent and flowering plants.

By embracing and responding to the hardships of the site, utilizing the duplex and cluster configurations and developing an architectural character to support the whole, we believe we have a product that will be extremely successful and will advance the tradition of the Desert Mountain community. With this application, Desert Mountain Properties requests Development Review Board approval and Preliminary Plat approval for Parcel 16, The Hacienda.

LOCATED IN SECTION 28
T.6N., R.5E., OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

LOCATED IN SECTION 28

T.6N, R.5E, OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

DESERT MOUNTAIN PROPERTIES LIMITED PARTNERSHIP
10360 E. DESERT HILLS DRIVE
SCOTTSDALE, ARIZONA 85262
TELEPHONE NO. 480 585-4000

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRICITY	ARIZONA PUBLIC SERVICE
TELEPHONE	QWEST COMMUNICATIONS
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

BRASS CAP, FLUSH IN WEST BOUND LANE
OF DESERT MOUNTAIN PKWY AT THE
INTERSECTION OF DESERT HILLS DRIVE
NAVD 88 ELEVATION 2,957.10'

AVERAGE LOT AREA	9,190 SQUARE FEET
MINIMUM LOT AREA	6,550 SQUARE FEET

GILBERTSON ASSOCIATES, INC.
8502 E. PRINCESS DRIVE, SUITE 100
SCOTTSDALE, ARIZONA 85258-5465
TELEPHONE NO. 480 807-2244

ZONING INFO:
PRESENT ZONING
C-2 ESD (HO)
R-4B ESD

GROSS PLAT AREA	20.51 ACRES
NUMBER OF LOTS	40

1) ALL STREETS AND ANY STREET LIGHTING TO BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

2. TRACTS TO BE USED AS FOLLOWS:
- | | |
|--|----------------|
| A - PRIVATE STREET, ACCESS AND UTILITIES - | AREA = 3.14 AC |
| B - OPEN SPACE, DRAINAGE - | AREA = 4.87 AC |
| C - OPEN SPACE - | AREA = 0.07 AC |
| D - OPEN SPACE, DRAINAGE - | AREA = 0.08 AC |
| E - DRAINAGE, OPEN SPACE & S.L.C. - | AREA = 0.28 AC |
| F - OPEN SPACE, DRAINAGE - | AREA = 4.01 AC |

That part of the northwest quarter of Section 28, Township 6 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northern-most corner of Lot 346 of Desert Mountain Phase I, Unit Three, a subdivision, the plat of which is recorded in the office of the County Recorder of Maricopa County Arizona in Book 298 of Maps, page 4, said Point of Beginning also lying on the southeasterly right of way line of Desert Mountain Parkway, a private access-way according to the Desert Mountain Phase I Map of Dedication and Desert Mountain Phase II Map of Dedication recorded in the office of the County Recorder of Maricopa County Arizona in Book 298 of Maps, page 4 and Book 319 of Maps, page 10 respectively.

thence along said southeasterly right of way North 64 degrees 57 minutes 52 seconds East a distance of 72.10 feet;

thence South 29 degrees 19 minutes 55 seconds East, a distance of 505.33 feet to the beginning of a non-tangent curve, concave northeasterly, the radius point of which bears North 80 degrees 55 minutes 40 seconds East at a distance of 478.00 feet;

thence southeasterly along the arc of said curve, through a central angle of 50 degrees 07 minutes 15 seconds, a distance of 416.39 feet to a point of intersection with a non-tangent curve, concave northeasterly, the radius point of which bears North 46 degrees 02 minutes 31 seconds East at a distance of 1041.45 feet;

thence southeasterly along the arc of said curve, through a central angle of 08 degrees 10 minutes 42 seconds, a distance of 148.66 feet to a point of tangency;

thence South 32 degrees 08 minutes 11 seconds East a distance of 351.32 feet to a point of intersection with the northwesterly right of way of Cave Creek Road a public right of way according to documents recorded in the office of the County Recorder of Maricopa County Arizona in Document 7637, Page 588 and also survey recorded in Book 95 of Maps, page 48.

thence along said northwesterly right of way, South 22 degrees 43 minutes 21 seconds West, a distance of 772.56 feet to a point of intersection with the northeasterly boundary of said Desert Mountain Phase I, Unit Three;

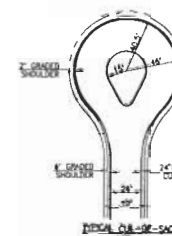
thence along said Unit Three boundary North 64 degrees 35 minutes 25 seconds West, a distance of 685.15 feet, (681.20 feet record);
thence continuing along said Unit Three boundary North 00 degrees 22 minutes 30 seconds West, a distance of 1477.37 feet to the Point of Beginning.



(1) CROWN AND
+ SHOULD BE

(2) MAY FALL ON ONLY ONE
SIDE AS APPROVED BY AP

—



PROPERTY BOUNDARY

PARCELS, BOUNDARY

SHED-OF-WORK

ROADWAY, CENTERLINE

PUBLIC UTILITY EASEMENT

P.U.E. BOUNDARY

DRAINAGE EASEMENT (D.E.)

SEWER LINE & MANHOLE

WATER LINE

LOT LINE

BACK OF CURB

SEWER CORRIDOR LINE

ROCKS, CONTOUR AND ELEVATION

INTERMEDIATE CONTOUR

DISTANCE MARKER

SEWER LINE EASEMENT

SEWER LINE EASEMENT

SCOTIC LINE EASEMENT

SCOTIC CORRIDOR EASEMENT

VEHICULAR ACCESS EASEMENT

P.U.E. BOUNDARY

DRAINAGE EASEMENT

NOTHING TO GO TO OPEN SPACE

100 YD. PEAK FLOOD

DRAINAGE FLOW ARROW



consulting civil engineers & land surveyors
15974 North 77th Street, Scottsdale, Arizona 85260-1744 480/407-3244

TABLE 1C
TABLE 1C

PARCEL 16

Designed by: SA		Drawn by: CS	
Date: 28/05/2005	Job No: 3618	Sheet: 1	of 2

DESERT MOUNTAIN PHASE 1 UNIT 3
THE VILLAGE AT EAGLE FEATHER
BOOK 298, PAGE 04, M.C.R.

DESERT MOUNTAIN PHASE 1 UNIT 3
BOOK 298, PAGE 04, M.C.R.

DESERT HILLS DRIVE (PRIVATE)
ACCESS EGRESS EMT.
PUBLIC & PRIVATE UTILITIES
DPT. 97-0649241-12.2

LINE	BEARING	DISTANCE
L1	N 84°57'51" E	72.10
L2	S 67°40'05" W	86.58
L3	S 33°52'48" W	128.08
L4	S 72°55'54" E	81.25
L5	S 37°57'08" E	10.48
L6	S 77°01'45" E	21.00
L7	N 71°53'34" W	121.61
L8	N 28°45'38" W	87.58
L9	N 83°06'28" E	42.63
L10	N 21°36'09" E	43.04
L11	N 89°21'31" W	59.48
L12	N 59°02'58" E	24.88
L13	S 24°24'00" E	82.39
L14	N 27°39'39" E	20.00
L15	S 59°16'08" W	38.50
L16	N 55°48'28" E	23.06

CURVE	PI	PC	PT	DELTA	RADIUS
C1	103.17	458.718	115.00		
C2	144.08	367.646	225.00		
C3	187.00	867.119	155.00		
C4	70.68	282.038	155.00		
C5	30.42	34.3213	785.00		
C6	143.55	317.507	155.00		
C7	160.18	302.012	280.00		
C8	100.08	3100.00	155.00		
C9	168.88	77.2428	125.00		
C10	101.88	12.5745	35.00		
C11	100.54	67.1752	375.00		
C12	128.17	87.5744	125.00		
C13	100.00	88.8952	200.00		
C14	148.55	28.1012	1041.45		

CAVE CREEK ROAD (PUBLIC)
DKT. 7637, PAGE 588 &
BOOK 95 OF MAPS, PAGE 48, M.C.R.

DESERT HILLS DRIVE (PRIVATE)
ACCESS EGRESS EMT.
PUBLIC & PRIVATE UTILITIES
DPT. 97-0649241-12.2



GILBERTSON ASSOCIATES INC.
Consulting civil engineers & land surveyors
8822 East Princess Drive, Scottsdale, Arizona 85266-6488 480/977-2244

PRELIMINARY PLAT
PARCEL 16
AT
DESERT MOUNTAIN

Designed by: SM Drawn by: SM
Date: JANUARY 28, 2005 Job No: 30104-A Sheet 2 of 2

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FILE NAME: C:\GIS\DATA\DESERT MOUNTAIN\CT & FILL EXHIBIT.DWG
DATE: 1/13/2005 10:11:58 AM



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